

AGENDA
Cascade Charter Township Planning Commission
Monday, March 19, 2018
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the March 5, 2018 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 18:3444 Ajax Paving
Property Address: 4949 South Complex Dr.
Requested Action: The Applicant is requesting a Type II Special Use Permit for a temporary concrete plant located at South Complex Dr.**
- ARTICLE 7. Case # 18:3443 Randy Carpenter
Property Address: 8650 36th St.
Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building over 832 sq ft.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

Meeting format

- | | |
|---|---|
| 1. Staff Presentation | <i>Staff report and recommendation</i> |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> |
| a. PUBLIC HEARINGS | |
| i. <i>Open Public Hearing.</i> | <i>Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i> |
| ii. <i>Close public hearing</i> | |
| 3. Commission discussion – | <i>May ask for clarification from applicant, staff or public</i> |
| 4. Commission decision - Options | |
| a. <i>Table the decision</i> | <i>d. Approve with conditions</i> |
| b. <i>Deny</i> | <i>e. Recommendation to Township Board</i> |
| c. <i>Approve</i> | |

MINUTES
Cascade Charter Township
Planning Commission
Monday, March 5, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Lewis, Noordyke, Pennington, Rissi and Robinson
Members Absent: Williams (resigned)
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Robinson to approve the Agenda. Supported by Member Lewis. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the February 19, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of February 19, 2018. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #18-3439 Aaron McConnell/Morton Buildings
Public Hearing

Property Address: 5500 McCords Avenue SE

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.

Director Peterson stated that Applicant is requesting permission to construct a 72' x 210' accessory building (15,120 sq. ft.) The building will be about 22 feet tall as measured to the midpoint. This requires a minimum of a 60 feet setback from the side and rear property line. The building will be used to house equipment to maintain the property. A home is currently being built, however, it is not yet 50% complete and will need to be before a building permit for the barn can be issued. The new building will have the same type of roof and side as the home.

The building will need to meet township standards for any outdoor lighting. It also cannot be used for living space or to run a business.

Director Peterson recommends that you approve the special use permit as requested with the following conditions:

1. The building is not used for living space or to run a business;
2. Any outdoor lighting meets township regulations; and
3. The house must be at least 50% complete (rough in approved) before a building permit can be issued for the barn.

Chairman Sperla invited the Applicant to come forward with any comments.

Applicant offered no additional comments.

Motion was made by Member Robinson to open public hearing. Supported by Member Lewis. Motion carried 8 to 0.

Mr. Janeschek came forward. His property connects to said property wanted to inquire about the height of the building. He had previously applied for the same type of permit but was denied and wanted clarification as to why it was favorable for one parcel and not another. Director Peterson and members of the commission gave a variety of reasons that might happen.

Motion was made by Member Pennington to close public hearing. Supported by Member Rissi. Motion carried 8 to 0.

Motion was made by Member Rissi to approve Applicant's request for a special use permit to construct an accessory building over 832 sq. ft. with the conditions recommended by Director Peterson above.

ARTICLE 7.

Case #18:3438 ADAC Automotive

Property Address: 5670 & 5716 Eagle Drive SE

Requested Action: The Applicant is requesting Site Plan Review for an addition and new building.

Director Peterson stated that Applicant is requesting site plan approval to construct a 21,000 sq. ft. addition for the building at 5716 Eagle Drive.

They are also asking for approval to construct a new 56,000 sq. ft. building at 5670 Eagle Drive. The existing building at this location will be demolished to accommodate the new building. Once the new building is constructed, Applicant will relocate the office and remove the existing building.

Director Peterson went on to explain that this project is complicated because the existing property lines are also the local school district boundaries. In order to change the property lines to accommodate these projects, the school districts need to agree to move their boundaries. The Township has already approved the lot line shift, but KISD will also need to approve prior to any permits being issued. Once the property lines are moved, the building will comply with all of the required height, area and setback regulations of the Transitional Industrial Zoning.

The Kent County Road Commission ("KCRC") has reviewed the plans and approved the curb cut locations. The site plan has also been reviewed and approved by the Fire Department and the Township Engineer.

Director Peterson recommends approval of the site plan under the following conditions:

1. A performance bond for the demolition of the existing building at 5670 Eagle Drive. Once the building is demolished, the bond will be released.
2. Approval from the schools to move the school boundaries prior to a permit being issued; and
3. Applicant execute the storm water agreement.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Brandon Teets came forward to give a brief overview and need for the project.

A brief discussion followed.

Motion was made by Member Lewis to approve Applicant's Site Plan for an addition and a new building with the conditions set forth above by Director Peterson. Supported by Member Robinson. Motion carried 8 to 0.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Robinson. Motion carried 8 to 0. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT: Case # 18-3444
REPORT DATE: February 28, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: March 19, 2018
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

STATUS

OF APPLICANT: Contractor

REQUESTED ACTION: Type II Special Use Permit for a temporary concrete plant located at South Complex Dr

EXISTING ZONING OF SUBJECT PARCEL: PUD #47

GENERAL LOCATION: East side of Patterson Ave just south of 36th St

PARCEL SIZE: Approximately 40 Acres

EXISTING LAND USE ON THE PARCEL: KCRC office and maintenance facility

ADJACENT AREA LAND USES:
N – Industrial/Railroad
S – Gerald R Ford Airport
E – Gerald R Ford Airport
W – Patterson Ave/Industrial

ZONING ON ADJOINING PARCELS:
N – I, Industrial
S – AC subzone 1
E – AC subzone 1
W – Industrial (Kentwood)

STAFF COMMENTS:

1. The applicant is requesting a Type II Special Use Permit to construct a temporary concrete plant for the apron project at the airport.
2. The site is currently in use by the KCRC for their southern maintenance facility. The concrete plant would be located near the rear (east) of the site. This area is occupied by material used by the KCRC. Introducing this use to the area will be consistent with the surroundings.
3. Access to the property will be provided by the existing road. No new access will be needed. The concrete plant is in a good location for access to the construction site and will not require trucks in an incompatible location.
4. We have had other temporary batch plants at this location with no problems.
5. Section 17.06 as well as 17.07 of the zoning ordinance requires the Planning Commission to review several factors before making a recommendation to the Township Board. I have listed those items for your consideration followed by my comments for each. I have also followed that with the recommendations from the Cascade Rd Corridor study.

| <i>Factors</i> | <i>Comments</i> |
|--|---|
| Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed. | The use is consistent with the Industrial, Railway and Airport uses in the area. |
| Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools. | The location is adequately served by essential facilities |
| Not create excessive additional requirements at public cost for public facilities and services. | Keeping the concrete plant in close proximity to the job will reduce public cost. |
| Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district. | The traffic will also be reduced by keeping the plant in close proximity to the job. The traffic generated is not different from what is already in the area. |
| Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic. | Will not create any detrimental impact, especially with what the surrounding uses are. |
| Special Design Criteria | |
| 1) No fixed machinery shall be erected or maintained within one hundred (100) feet of | Site Plan in compliance. The operation would be roughly over a 2,000 feet from Patterson |

| | |
|--|---|
| any adjacent property or street line. No stockpiling shall be made closer than fifty (50) feet to any street right-of-way line or property line in order to prevent the mass movement of material onto surrounding property. | Ave. the stock piles that the KCRC have are in the same vicinity. |
| 2) Where it is determined by the Township Board to be a public hazard, all uses shall be enclosed by a fence six (6) feet or more in height for the entire periphery of the property or portion thereof. Fences shall be adequate to prevent trespassing, and shall be placed no closer than fifty (50) feet to the top or bottom of any slope. | Staff does not recommend a fence given the location being proposed use |
| 3) The Township Board shall establish routes for truck movement to and from the site in order to minimize the wear on public streets and to prevent hazards and damage to properties in the community. That portion of access roads within the area of operation shall be provided with a dustless surface. | Staff does not feel that a truck route needs to be established since the trucks will be able access Patterson Ave directly from the site. |
| 4) Proper measures shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered necessary, limitations upon the practice of stockpiling material upon the site, watering and paving. | None needed |
| 5) When processing operations are completed, all structures shall be removed and the affected area shall be reconditioned to support complete re-vegetation. No gradients in disturbed earth shall be steeper than a slope of 3:1(horizontal-vertical). A layer of arable topsoil shall be spread over the affected area to a minimum depth of four (4) inches. The area shall be seeded with a perennial rye grass and maintained until the area is stabilized and approved by the Planning Director. | The site will revert back to the KCRC storage area. |
| 6) In granting approval the Township Board may require the posting of a letter of credit or certified check to insure compliance with this section. | None recommended |
| 7) Upon approval of the application and | The equipment should be gone by early July. |

| | |
|--|--|
| <p>approval of any required surety, the Building Inspector shall issue any necessary building permits and a temporary occupancy permit for a one (1) year period.</p> | |
| <p>8) An occupancy permit may be renewed for up to one (1) year at a time or for the duration of an accepted surety whichever is less, upon a finding by the Township Board that all conditions and plans are being complied with and no nuisance has been created by prior operations. Where any new area is to be considered, or where any area not shown by the original site plan is to be included, the procedures for a new application shall be followed.</p> | |
| <p>9) The Building Inspector shall revoke an occupancy permit where operations do not conform to approved plans or special conditions. All operations shall cease fourteen (14) days following notification by the Building Inspector of such violations unless such conditions are corrected. Reinstatement of a revoked permit shall require a new application and approval therefore.</p> | |

STAFF RECOMMENDATION

Staff recommends that this project receive a positive recommendation to the Township Board.

After your recommendation, the Township Board will consider the request and make a decision on the project.

Attachments: Application
 Site Plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Kamminga & Roodvoets, Inc. / Ajax Paving Industries
Address: 3435 Broadmoor SE / 1957 Crooks Rd Suite A
City & Zip Code: Grand Rapids MI 49512 / Troy MI 48084
Telephone: 616-949-0800 / 248-244-3300
Email Address: ringnda@kandrinc.com / pmann@ajaxpaving.com

OWNER: * (If different from Applicant)
Name: Gerald R Ford Int Airport
Address: 5500 44th Street SE
City & Zip Code: Grand Rapids MI 49512
Telephone: 616-233-6040
Email Address: cries@grr.org

| | | | |
|--|-----------------------------|--------------------------|---------------------------------|
| NATURE OF THE REQUEST: (Please check the appropriate box or boxes) | | | |
| <input type="checkbox"/> | Administrative Appeal | <input type="checkbox"/> | Administrative Site Plan Review |
| <input type="checkbox"/> | Deferred Parking | <input type="checkbox"/> | P.U.D. – Rezoning * |
| <input type="checkbox"/> | P.U.D. – Site Condominium * | <input type="checkbox"/> | Rezoning |
| <input type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance |
| <input checked="" type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | Subdivision Plat Review * |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Other: _____ * |

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

Application for Type II Special Use Permit (Portable Concrete Batch Plant) for the Terminal Apron
Reconstruction Project at the Gerald R Ford International Airport located on Airport owned property.

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See Attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -20-300-020

ADDRESS OF PROPERTY: 5500 44th Street SE Grand Rapids MI 49512

PRESENT USE OF THE PROPERTY: Vacant

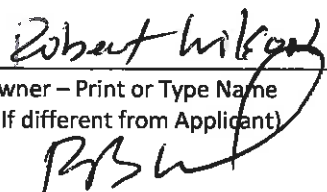
NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:


| Name(s) | Address(es) |
|---------|-------------|
| N/A | N/A |
| N/A | N/A |


SIGNATURES

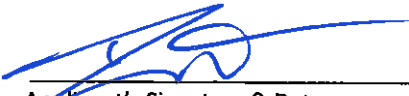
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)


 Owner – Print or Type Name
 (*If different from Applicant)

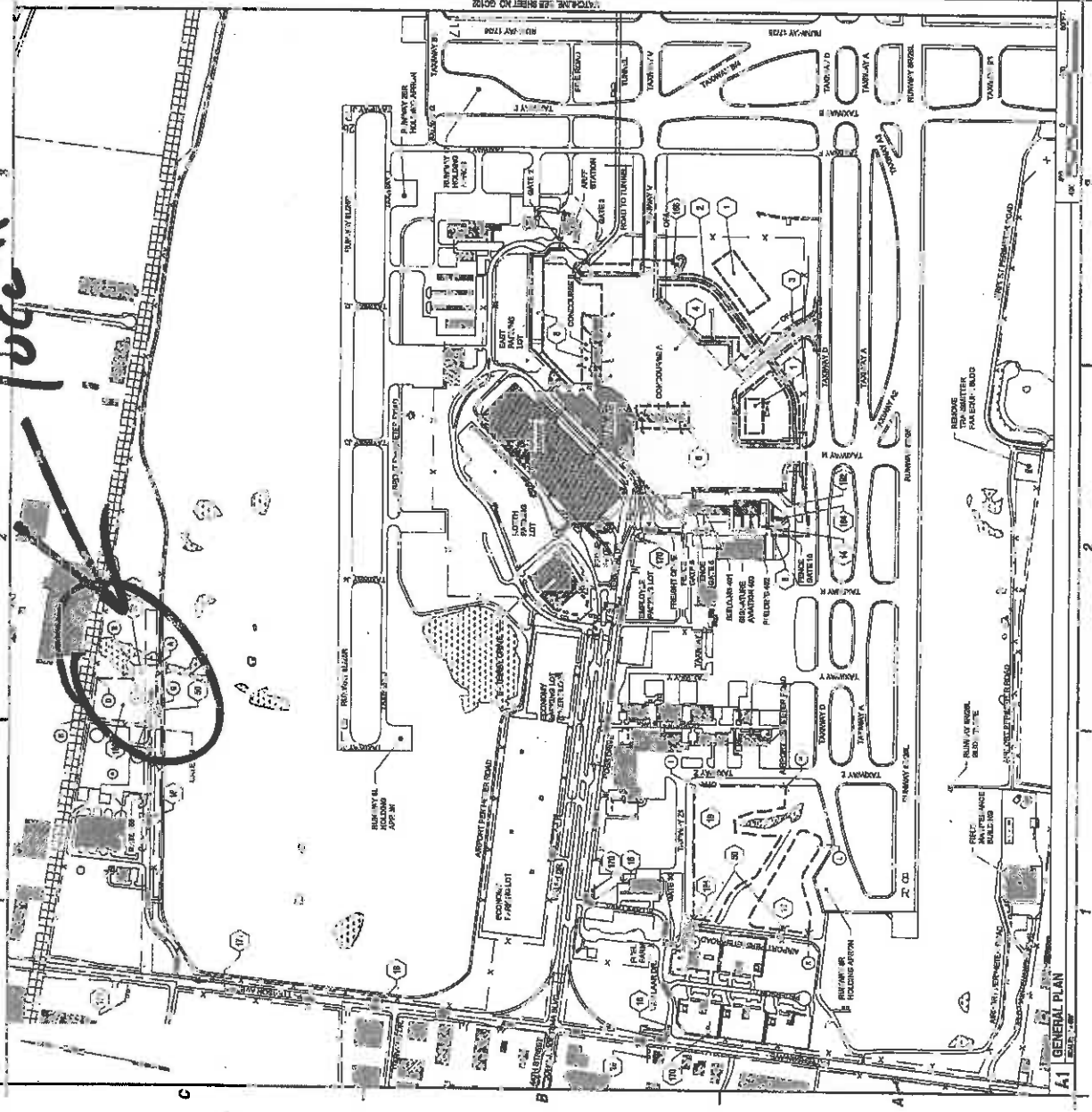
* 
 Owner's Signature & Date
 (*If different from Applicant)


 Applicant – Print or Type Name


 Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Loge Trun



C&S Engineers, Inc.
 3077 E. Main Street, Suite 202
 Grand Rapids, Michigan 49508
 Tel: (616) 725-3371
 Fax: (616) 725-3372

GERALD R. FORD
 INTERNATIONAL
 AIRPORT

GERALD R. FORD
 INTERNATIONAL AIRPORT
 GRAND RAPIDS, MICHIGAN
 TERMINAL APRON RECONSTRUCTION

| | | |
|-----|----------|-------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 10/20/88 | ISSUED FOR PERMITTING |
| 2 | 11/15/88 | ISSUED FOR CONSTRUCTION |
| 3 | 01/15/89 | ISSUED FOR CONSTRUCTION |
| 4 | 03/15/89 | ISSUED FOR CONSTRUCTION |
| 5 | 05/15/89 | ISSUED FOR CONSTRUCTION |
| 6 | 07/15/89 | ISSUED FOR CONSTRUCTION |
| 7 | 09/15/89 | ISSUED FOR CONSTRUCTION |
| 8 | 11/15/89 | ISSUED FOR CONSTRUCTION |
| 9 | 01/15/90 | ISSUED FOR CONSTRUCTION |
| 10 | 03/15/90 | ISSUED FOR CONSTRUCTION |
| 11 | 05/15/90 | ISSUED FOR CONSTRUCTION |
| 12 | 07/15/90 | ISSUED FOR CONSTRUCTION |
| 13 | 09/15/90 | ISSUED FOR CONSTRUCTION |
| 14 | 11/15/90 | ISSUED FOR CONSTRUCTION |
| 15 | 01/15/91 | ISSUED FOR CONSTRUCTION |
| 16 | 03/15/91 | ISSUED FOR CONSTRUCTION |
| 17 | 05/15/91 | ISSUED FOR CONSTRUCTION |
| 18 | 07/15/91 | ISSUED FOR CONSTRUCTION |
| 19 | 09/15/91 | ISSUED FOR CONSTRUCTION |
| 20 | 11/15/91 | ISSUED FOR CONSTRUCTION |
| 21 | 01/15/92 | ISSUED FOR CONSTRUCTION |
| 22 | 03/15/92 | ISSUED FOR CONSTRUCTION |
| 23 | 05/15/92 | ISSUED FOR CONSTRUCTION |
| 24 | 07/15/92 | ISSUED FOR CONSTRUCTION |
| 25 | 09/15/92 | ISSUED FOR CONSTRUCTION |

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS AND THE STATE OF MICHIGAN.
2. TEMPORARY ASPHALT SERVICES SHALL BE PROVIDED BY THE CONTRACTOR.
3. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES.
4. TERMINAL APRON RECONSTRUCTION PROJECT
5. APPROXIMATE LOCATION OF RECONSTRUCTION
6. APPROXIMATE LOCATION OF RECONSTRUCTION
7. APPROXIMATE LOCATION OF RECONSTRUCTION
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24. APPROXIMATE LOCATION OF RECONSTRUCTION
25. APPROXIMATE LOCATION OF RECONSTRUCTION

E4 KEYED NOTES

| POINT | NORTHING | EASTING | EXISTING ELEVATION | PROPOSED ELEVATION | MAX. ELEVATION | MIN. ELEVATION | LONGITUDE |
|-------|-----------|-----------|--------------------|--------------------|----------------|----------------|-------------|
| A | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| B | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| C | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| D | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| E | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| F | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| G | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| H | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| I | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| J | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| K | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |
| L | 50003.274 | 27000.000 | 100.00 | 100.00 | 100.00 | 100.00 | 85° 30' 00" |

A4 COORDINATE TABLE

GENERAL PLAN
 GC101
 1/8" = 1' (VERTICAL)
 1/4" = 100' (HORIZONTAL)

Direction of Traffic
 Plant Site Limits



300 ft

| | | | | | |
|----------|----------|------------|-----------|---------|---------------------------------------|
| DATE | 02/16/16 | SCALE | 1" = 100' | PROJECT | Gerard R. Ford International Air Port |
| DRAWN BY | | CHECKED BY | | CLIENT | Alax Pav/og Industries |
| DATE | | SCALE | | PROJECT | |
| DRAWN BY | | CHECKED BY | | CLIENT | |

STAFF REPORT

STAFF REPORT: Case #18-3443
REPORT DATE: March
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: March 19, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:

Randy Carpenter
816 South Alexander
Greenville MI 48838

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): FP

GENERAL LOCATION: South side of 36th st just west of Quiggle.

PARCEL SIZE: Approximately 15 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: FP

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 30' x 50' accessory building with a 10' x 6' cover porch (1,560 sq ft). The building will be about 15 feet tall as measured to the midpoint. This requires a minimum of a 40 foot setback from the side and rear property lines. The applicant shows the nearest setback of 280' to the side property line.
2. They have indicated that they want the building for animals and hay/feed storage as well as implements.
3. With more than 6 acres they are allowed to have three accessory buildings.
4. They are currently building the house now. They are beyond the rough in stage (50% completion).
5. The applicant has placed the building in the front yard but did receive a variance from the ZBA at their February meeting provided the building is placed no closer than 330 to the 36th St ROW.
6. A review of past accessory building in the FP zone on lots of similar size shows that this building is Normal size.
7. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
8. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

| <i>Factors</i> | <i>Comments</i> |
|---|--|
| The intended use of the building. | Animals, feed/hay storage and equipment |
| The proposed location, type and kind of construction and general architectural character of the building. | The garage will be of similar materials to others in the area. |

| | |
|--|--|
| The size of the building in relation to the house, lot and zoning district. | The property is about 15 acres. The home will have approximately 3,400 sq. ft. of finished living space. |
| The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area. | There are other detached buildings in the immediate area. This size is consistent with others of similar size. |
| The topography and vegetation in the area. | Open with |
| Whether the proposed building will affect the light and air circulation of any adjoining properties. | No impact |
| Whether the proposed building will adversely affect the view of any adjoining property owner or occupant. | The location of the building would not have an adverse effect on adjoin property views. |
| Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets. | No new access to the street will be created. |

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Randal I. Carpenter

Address: 816 S. Alexander St.

City & Zip Code: Greenville MI 48838

Telephone: 616-754-3459

Email Address: Carpenter3@Chartermi.net

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. - Rezoning * |
| <input type="checkbox"/> P.U.D. - Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

* Requires an initial submission of 5 copies of the completed site plan

BRIEFLY DESCRIBE YOUR REQUEST:**

CONSTRUCT A 30'X50' POLE BARN - THIS STRUCTURE EXCEEDS THE ALLOWABLE SIZE UNDER TOWNSHIP RULES.

THIS STRUCTURE WILL HOUSE ANIMALS, HAY & FEED STORAGE AND IMPLEMENTS.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1808

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

SEE ATTACHMENTS.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 23 200 024

ADDRESS OF PROPERTY: 8650 36TH STREET, ADA, WY 82001

PRESENT USE OF THE PROPERTY: A HOME IS CURRENTLY UNDER CONSTRUCTION.

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Randall Carpenter

Owner – Print or Type Name
(*If different from Applicant)

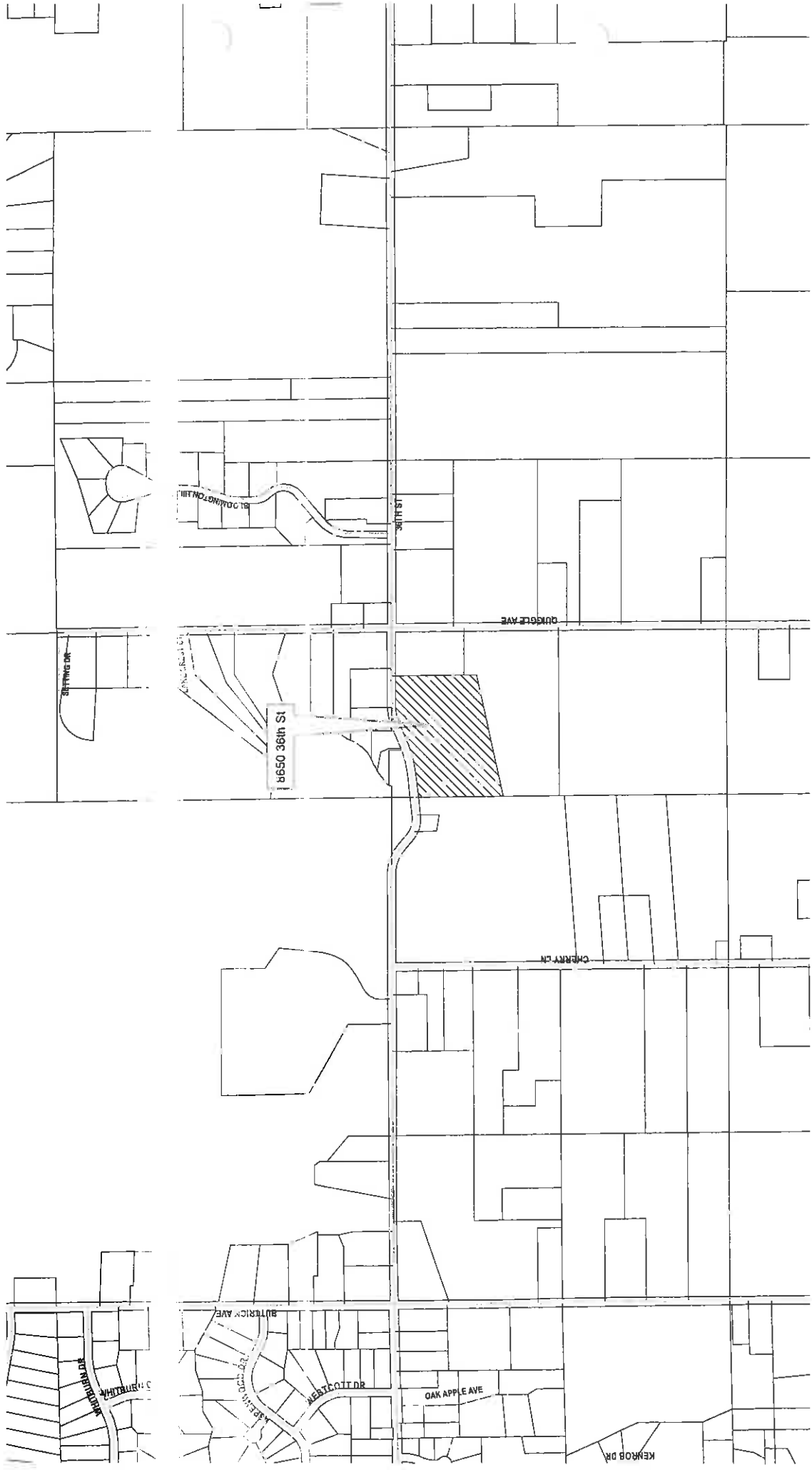
Randall Carpenter
Owner's Signature & Date
(*If different from Applicant)

Applicant – Print or Type Name

Randall Carpenter 2/15/18
Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14



1S 4186 0598

DUNGOLF AVE

CHERRY LN

BUTTRICK AVE

OAK APPLE AVE

KENROB DR

1S 4186 0598

1S 4186 0598

1S 4186 0598

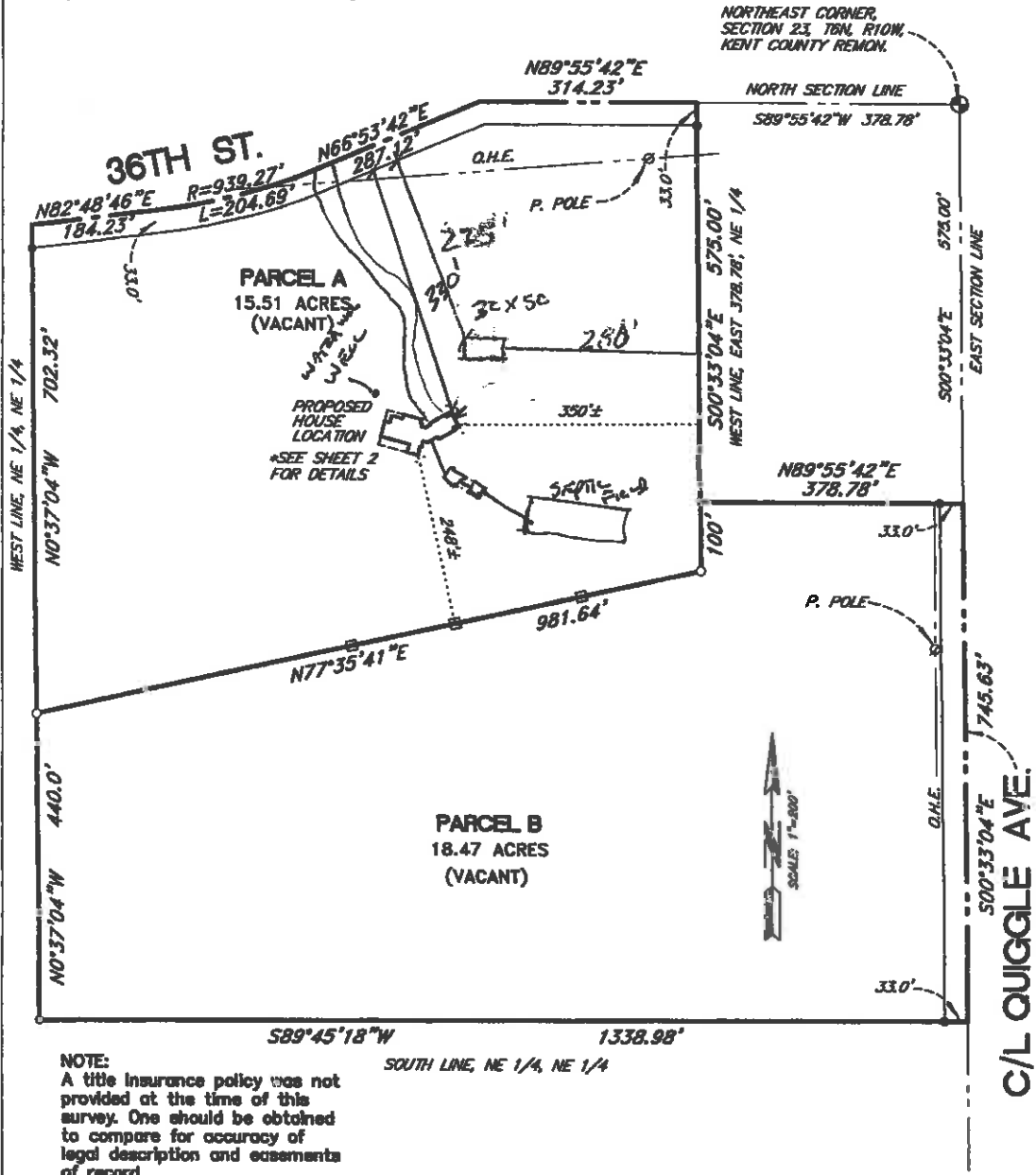
Project No. 171044
 Date: July 19, 2017
 For: Makuski, Bill
 Makuski Builders
 6540 Fulton St E, Ste 2
 Ada, MI 49301

LEGAL DESCRIPTIONS
 (See Sheet 2 of 2)

Sheet 1 of 2
 Prev. #151269
 Prev. #170583

Revised: September 1, 2017
 (locate prop. hse & stake split)

RE: Parcel Sketch
 Prop. Address: 8650 36th St, SE



NOTE:
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

LEGEND

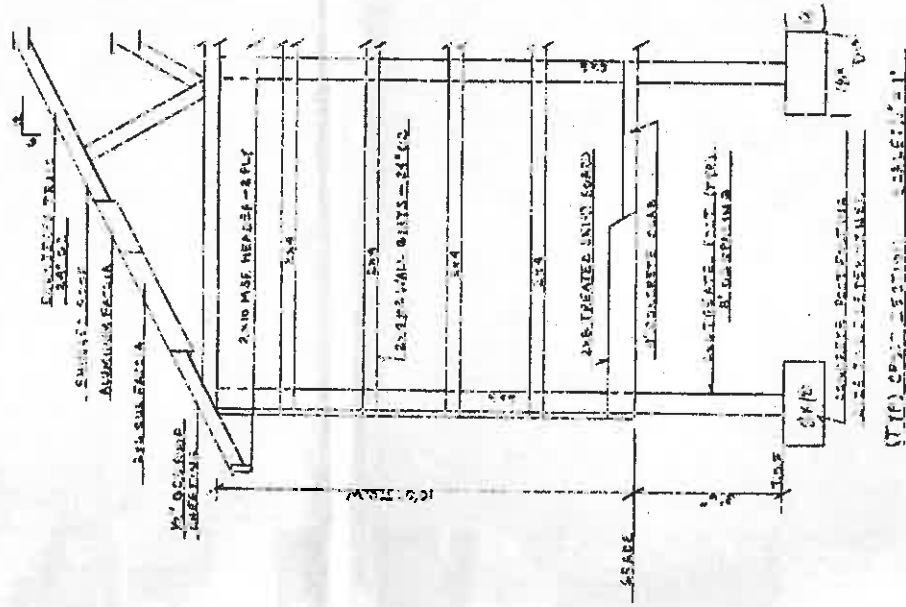
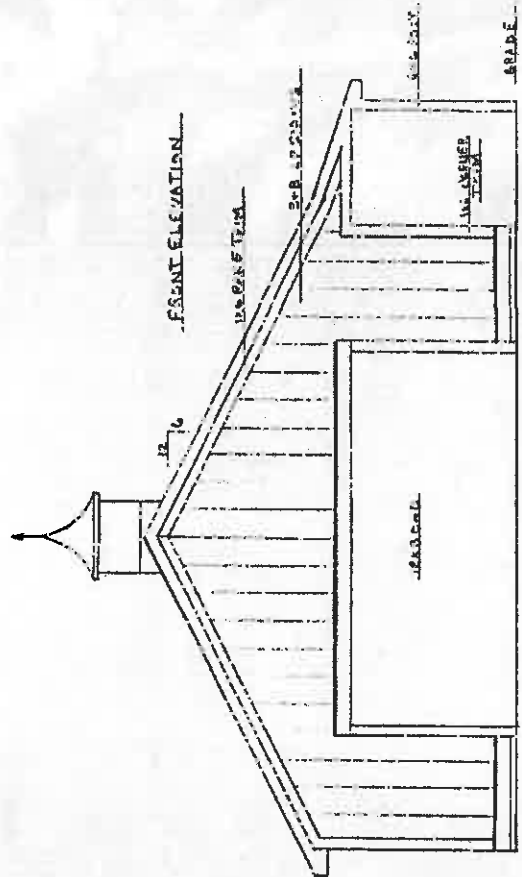
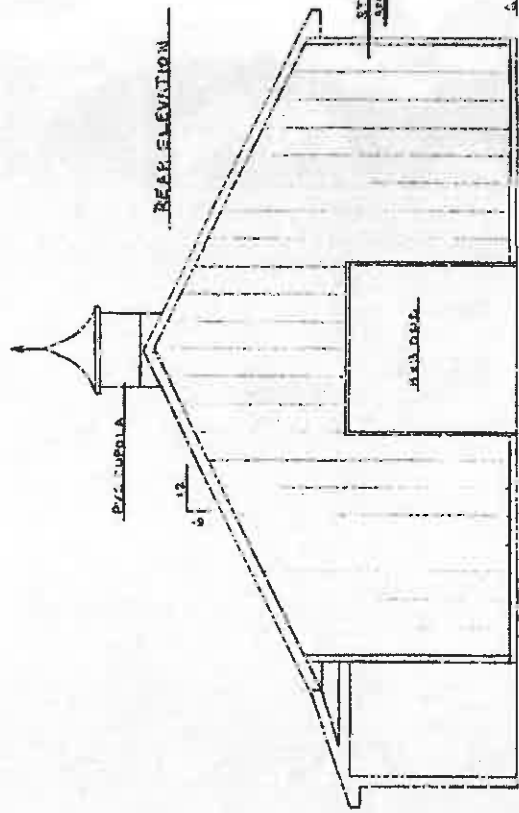
- o - IRON STAKE - SET
- - IRON FOUND
- - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- P - PLATTED DIMENSION
- M - MEASURED DIMENSION
- ⊕ - CENTERLINE
- xx - FENCE LINE

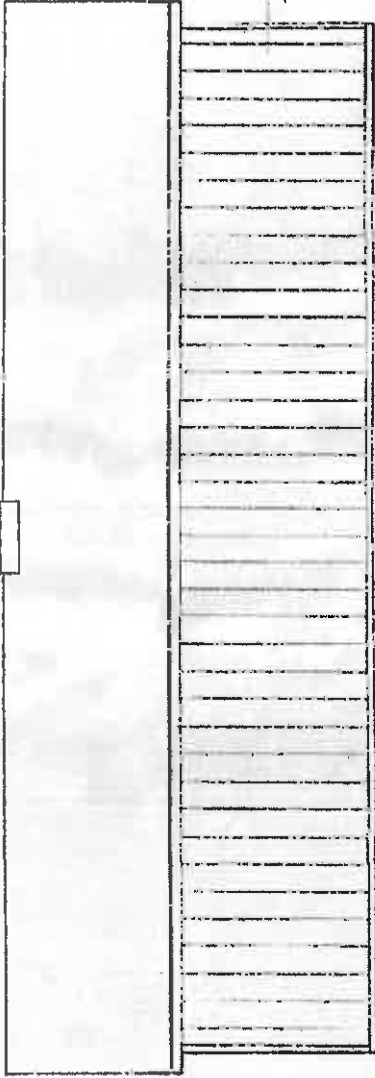
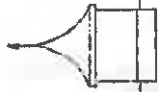
Roosien & Associates
 SURVEYING AND ENGINEERING

5055 PLAINFIELD AVENUE, NE
 GRAND RAPIDS, MICHIGAN 49525
 TELE. (616) 361-7220
 FAX (616) 361-1822



BY *Kevin Roosien*

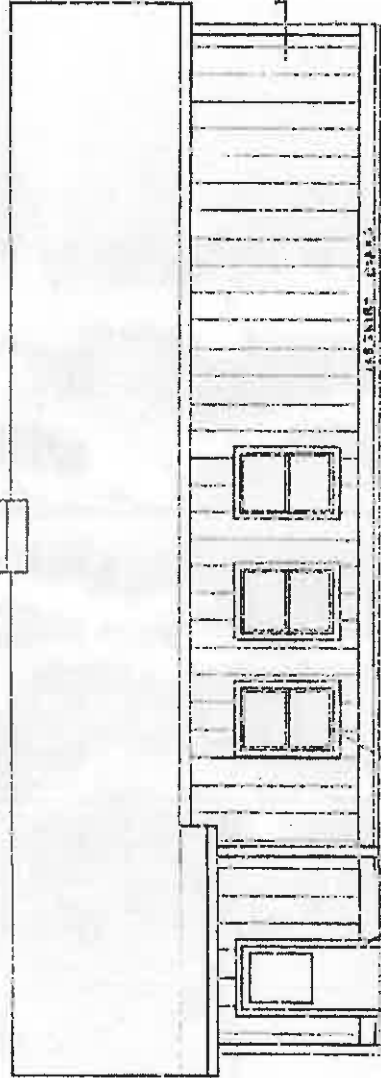




STEEL SIDING
AND STEELWORK

LEFT ELEVATION

CARPENTER POLE BARN
SCALE 1/4" = 1'



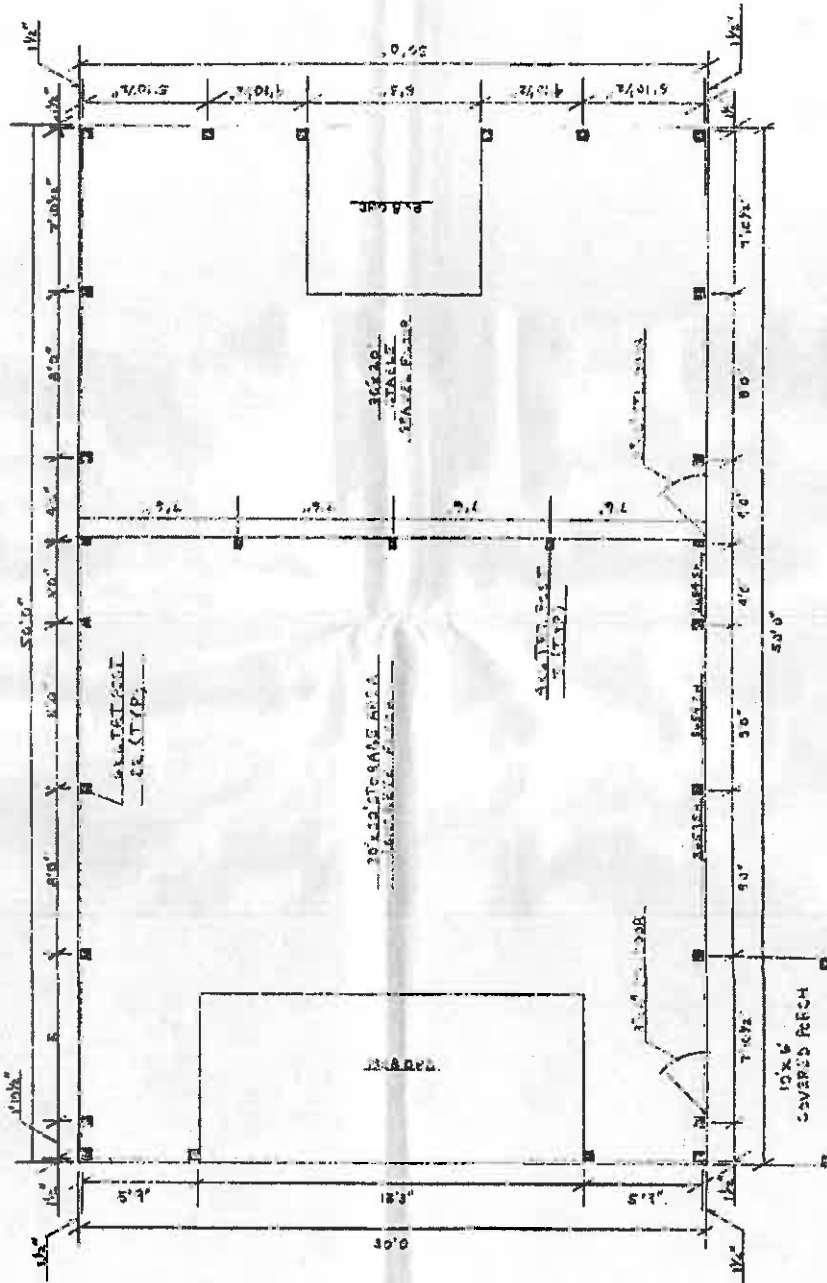
B+B LP SIDING

12x12x1 TRUSS

12x12x1 TRUSS

RIGHT ELEVATION

CARPENTER BARN
 39 W. W. SQ.
 602 34TH STREET
 GRAND RAPIDS, MI 49502



FLOOR PLAN AND PORCH ELEVATION
 SCALE 1/8" = 1'-0"